



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Project Number: 3013583
Applicant: Julie Ledoux for DC Granger Construction
Address: 314 NE 90th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,073.9 sq. ft. and B) 5,074.1 sq. ft. Existing single family residence to remain.

The following approval is required:

Short Subdivision - to create two lots. (Chapter 23.24, Seattle Municipal Code).

BACKGROUND INFORMATION

Zoning: SF5000

Site Characteristics:

The subject lot is 10,148 square feet and is located in the Maple Leaf neighborhood. Parcel A will have frontage along NE 90th St, and the existing single-family residence will remain. This structure includes an attached garage with street access. Parcel B will provide a 10' wide pedestrian access easement to the street and take vehicular access from the 20' alley to the rear of the site.

Public Comment:

The public comment period was extended by request, and ended on July 18, 2012. Fourteen public comment letters were received from residents of the neighborhood. One letter supported the short plat and the remainder opposed. Concerns included: removal of mature trees and vegetation, vehicular access from the alley, impacts to street parking and traffic on NE 90th St, proposed pedestrian easement, life safety, impacts from construction of a new single-family residence, and the availability of utilities.

ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouse, rowhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
 - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; an*
 - d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards.

This short subdivision retains the vehicular and pedestrian access to the existing residence on Parcel A. Vehicular access to Parcel B is provided from the 20-foot alley, consistent with platting and zoning standards, and as conditioned provides pedestrian and utilities access via a 10-foot wide easement from the street.

Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions.

The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

The proposal site is not located in an environmentally critical area; SMC 25.09.240 is not applicable.

An arborist report dated June 1, 2012 was prepared by certified arborist Ryan Ringe with Arbor Barber Tree Service which identified 11 trees on site, 9 of which are on Parcel B. Their conditions range from good (6), fair (3), to poor (2). There is one exceptional tree on site – tree #2, a 24.7” DBH Western White Pine Tree. Under current ordinances, this tree must be retained and protected during construction. There is a 27.4” DBH Pin Oak Tree with a large drip line located approximately 50’ from the rear lot line. Retention / removal of this tree will be evaluated with the construction application. Based on the location of the existing trees, the proposed plat maximizes the retention of existing trees.

The proposal does not include a unit lot subdivision and the original parcel does not contain multiple residences; SMC 23.24.045 and SMC 23.24.046 are not applicable.

Both proposed lots are designed to meet the lot configuration standards and do not require a special exception.

DECISION – SHORT SUBDIVISION

The proposed short subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording.

The owner(s) and/or responsible party(s) shall:

1. Provide the following note on the plat, as required by Seattle City Light
 - a. Prior to separate sale or transfer of ownership, the existing electrical service to the existing house must be relocated to avoid crossing the new parcel. Relocation costs are at the owner/applicant expense.

Signature: _____ (signature on file) Date: September 17, 2012
Samantha Updegrave
Senior Land Use Planner
Department of Planning and Development

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